Biological Resource Letter Report for the Proposed 1.82-Acre Village Walk Townhomes Development Community of Ramona, San Diego County, California

December 2007

(revised January 2010)

Prepared for

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HDR

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1.0 SUMMARY

This letter report details the findings of a biological reconnaissance conducted on the proposed Village Walk Townhomes Development (APN 282-130-13) within the community of Ramona. No sensitive or special status species were found within the project area during the survey. LB Village Investments, LLC proposes to develop 1.82 acres, including the 1.47-acre parcel in its entirety with 14 townhomes and 0.35 acres of adjoining street, curb and gutter improvements. Impacts to 1.11 acres of non-native grassland are proposed to be mitigated with 0.55 acres (per County of San Diego Guidelines for Determining Significance). The remainder of the impacts are to disturbed and developed vegetation communities.

2.0 INTRODUCTION, PROJECT DESCRIPTION, AND LOCATION, SETTING

2.1 INTRODUCTION

At the request of LB Village Investments, LLC, HDR Engineering, Inc. (HDR) conducted a general biological survey and vegetation mapping on the 1.82-acre Village Walk Townhomes Development project area (Village Walk Townhomes Development), located within the community of Ramona, County of San Diego, California. The purpose of this survey is to provide an assessment of the study area's existing and potentially occurring biological resources.

The purpose of this letter report is to satisfy the federal, state and County of San Diego requirements to determine the potential project related impacts to biological resources. This report details the results of HDR's general biological survey; discusses the local and regional significance of any sensitive biological resources, wetlands, or waters identified during the surveys or potentially occurring on site; and analyzes direct, indirect, and cumulative impacts associated with the proposed project.

2.2 PROJECT LOCATION

The 1.82-acre Village Walk Townhomes development is located within the County of San Diego, approximately 850 feet northwest of the intersection of Main and Pala Street, 1.0 miles southwest of the intersection of State Route 78 and Main Street in the community of Ramona, and 500 feet south of Santa Maria Creek (Figure 1). The property is bordered to the north by Robertson Street; to the south by La Brea Street; to the west by Pala Street, and a single family residence to the east (Figure 2).

2.3 PROJECT DESCRIPTION

The 1.82-acre Village Walk Townhomes development comprises one parcel (APN 282-130-13, 1.47-acres) with adjoining street, curb, and gutter improvements (0.35-acres) (Figure 2).

The proposed Village Walk Townhomes development will consist of fourteen detached dwelling units on one lot bounded by La Brea, Pala and Robertson streets in Ramona, California. The 14 two-story, three-bedroom, two and a half bath units consist of three floor plans ranging between 1,597 square feet and 1,886 square feet. Each unit has an attached two car enclosed garage. Each unit will have a private open space area in excess of 100 square feet. The group open space will be in excess of 7,000 square feet (500 square feet per unit). The main access to the project will be northerly on Pala Street from

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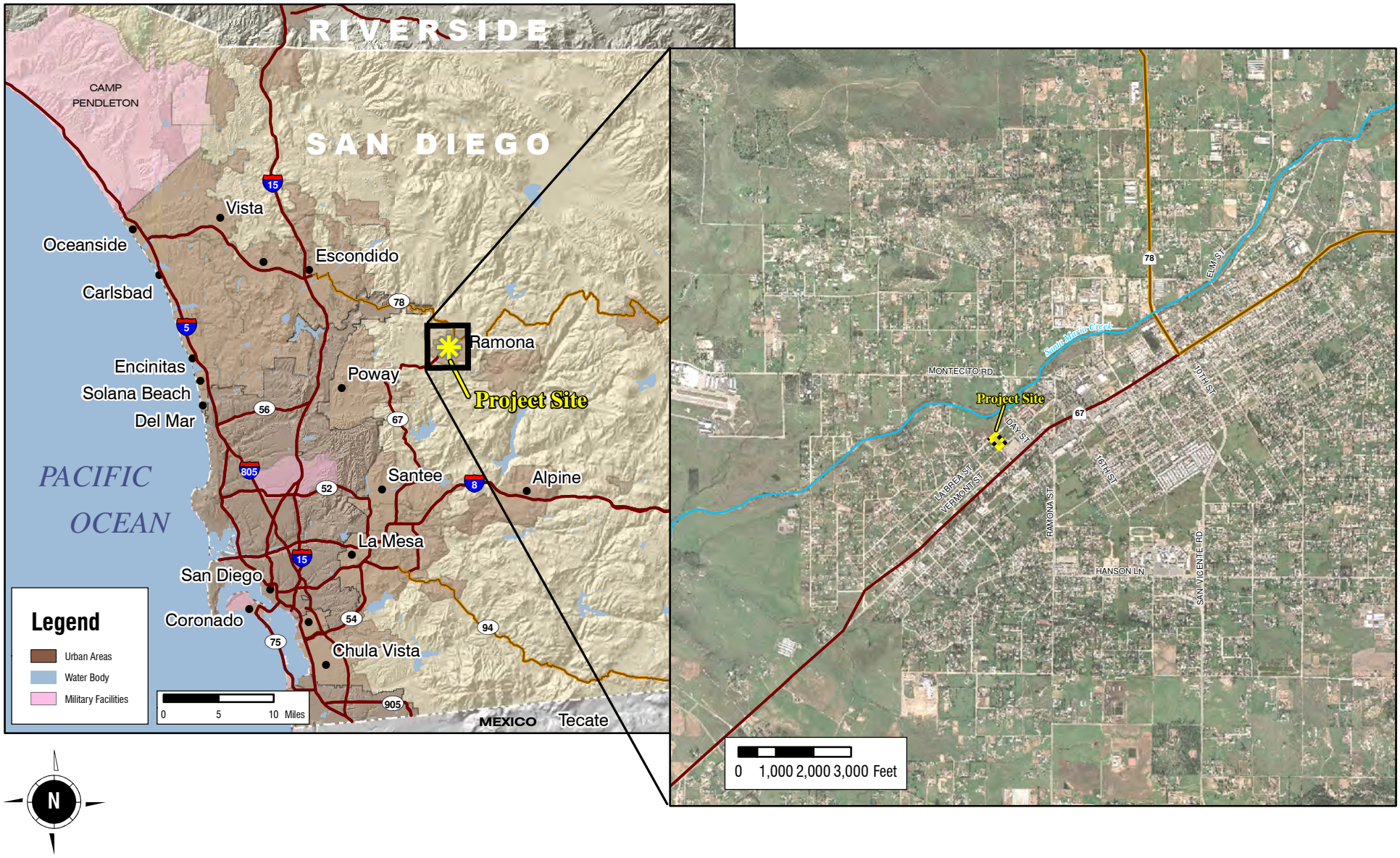

Regional & Vicinity Map

FIGURE 1

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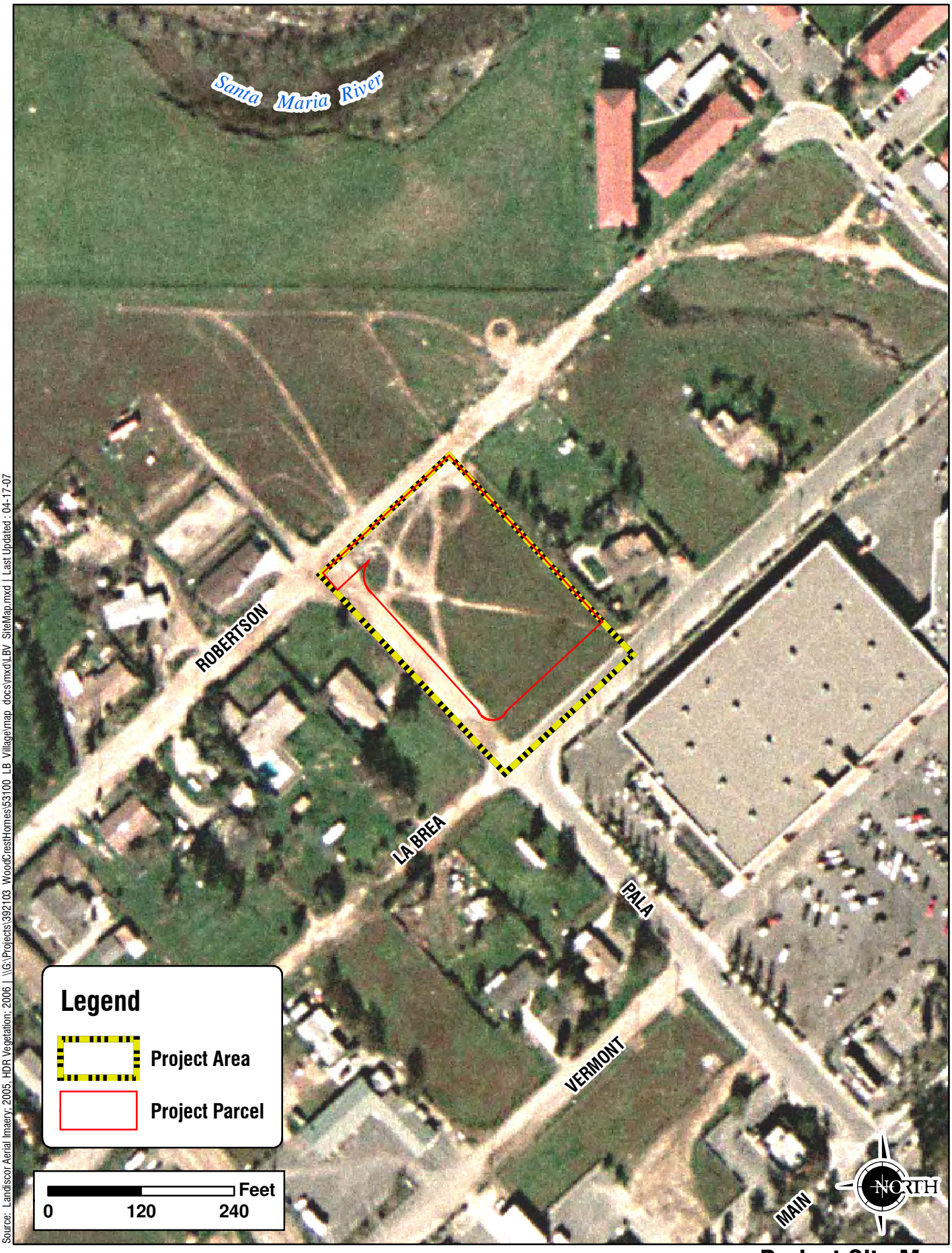

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Project Site Map

FIGURE 2

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Highway 67 then easterly on La Brea Street to the southern entry. The northern entry would continue on Pala Street then easterly on Robertson to the entry. A five-foot wide meandering sidewalk will be installed within the right-of-way along La Brea, Pala and Robertson streets.

The majority of the relatively flat (4.5% average slope) site currently drains northerly to an open drain a few feet outside of the northerly corner of the site, then via an underground pipe to an open channel and then to Santa Maria Creek. The remainder of the site drains southerly off the site and into an unimproved county roadway that drains to a County maintained underground drainage system that also leads to the Santa Maria Creek. The proposed drainage will be routed through swales to an underground collection and detention system that will limit the storm water discharge flows to pre-development levels. Subsequently, stormwater flows will then discharge into the underground drainage system at the southern corner of the site or through a proposed open drain thence the existing open channel to the Santa Maria Creek.

The topography of the site ranges from a low of 1,411 feet AMSL at the northerly corner of the site to a high of 1,424 feet midway along the southwest side of the site. Grading of approximately 1,150 cubic yards (just over 80 cubic yards per dwelling unit) is proposed to raise the lower portions of the site to an elevation above the adjacent street levels; this grading will enhance drainage on the site through bio-swales and will enable an underground detention system to outfall into the proposed offsite storm drainage system. The proposed grading will balance the cut and fill on the site and will not require import or export of material.

Potable and fire protection water for the project is available from Ramona Municipal Water District's public water distribution system in La Brea Street. Extensions of the existing water distribution system will be required to service the project. A 10-inch diameter water main will be extended from the corner of Pala and La Brea streets, then proceed north east along Robertson Street, thereby fronting the project site. The units will be fully sprinkled for fire protection. Water for the fire protection systems will come from the existing water distribution system via La Brea Street.

The proposed sanitary sewer system will be routed to an existing sewer manhole in Robertson Street at the northerly corner of the site, per the requirements of the Ramona Municipal Water District. Extensions of the existing sewage collection system are not required to service the project.

2.4 PROJECT SETTING

2.4.1 Physical Characteristics – Topography and Soil

The project area's general topographic character is that of a centrally located moderately sloped hill with approximately 13 feet elevation change from south to north (Appendix A, Photographs 2 and 3). The project site ranges in elevation from approximately 1,411 feet above mean sea level (AMSL) at the western boundary of the site to 1,424 feet AMSL at the property's highest point located along the eastern boundary (Figure 2).

The following soil type was identified on the proposed Village Walk Townhomes development: Fallbrook Sandy Loam (FaC2), on 5 to 9 percent slopes (Bowman et al. 1973).

2.4.2 Historical and Current Land Uses

Historic land use is unknown, but likely involved various agricultural practices, including cattle grazing and dry-land farming.

Currently, the project area remains a vacant 1.47-acre lot (Appendix A, Photographs 2 and 3). Surrounding land use involves single family residences to the west and east, commercial businesses to the south, and cattle grazing to the north.

2.5 SURVEY METHODS AND ENVIRONMENTAL CONDITIONS

A general biological resource survey and vegetation community mapping was conducted on December 7, 2006, at the Village Walk Townhomes property by HDR Staff Wildlife Ecologist Eric Peffer under the following environmental conditions: from 1400 to 1630 hours, with temperatures ranging from 64 to 72 degrees Fahrenheit, under clear skies, with westerly winds ranging from 0 to 4 mph. An additional survey and site visit was conducted on April 02, 2007 under the following environmental conditions: from 1300 to 1430 hours, with temperatures ranging from 72 to 74 degrees Fahrenheit, under 35-60% cloud cover, and with northwesterly winds of 2 to 10 mph.

The vegetation classification system used in this report follow those of Holland (1986) pursuant to the latest San Diego Regional Holland Code Classification System for Vegetation Communities. Plants were identified in situ, or based on characteristic floral parts collected, and later examined in detail. Species names follow that of Hickman (1993) and Beauchamp (1986). Animal species present on site were identified by direct observation or observation of sign (tracks, scat, dens, etc.). Zoological nomenclature used in this report is taken from Stebbins (1985) for reptiles and amphibians, American Ornithologists Union (2005) for birds, and Burt/Grossenheider (1980) for mammals. Appendix B contains the list of all animal species observed. No sensitive and/or potentially occurring sensitive resources were identified during either of the surveys.

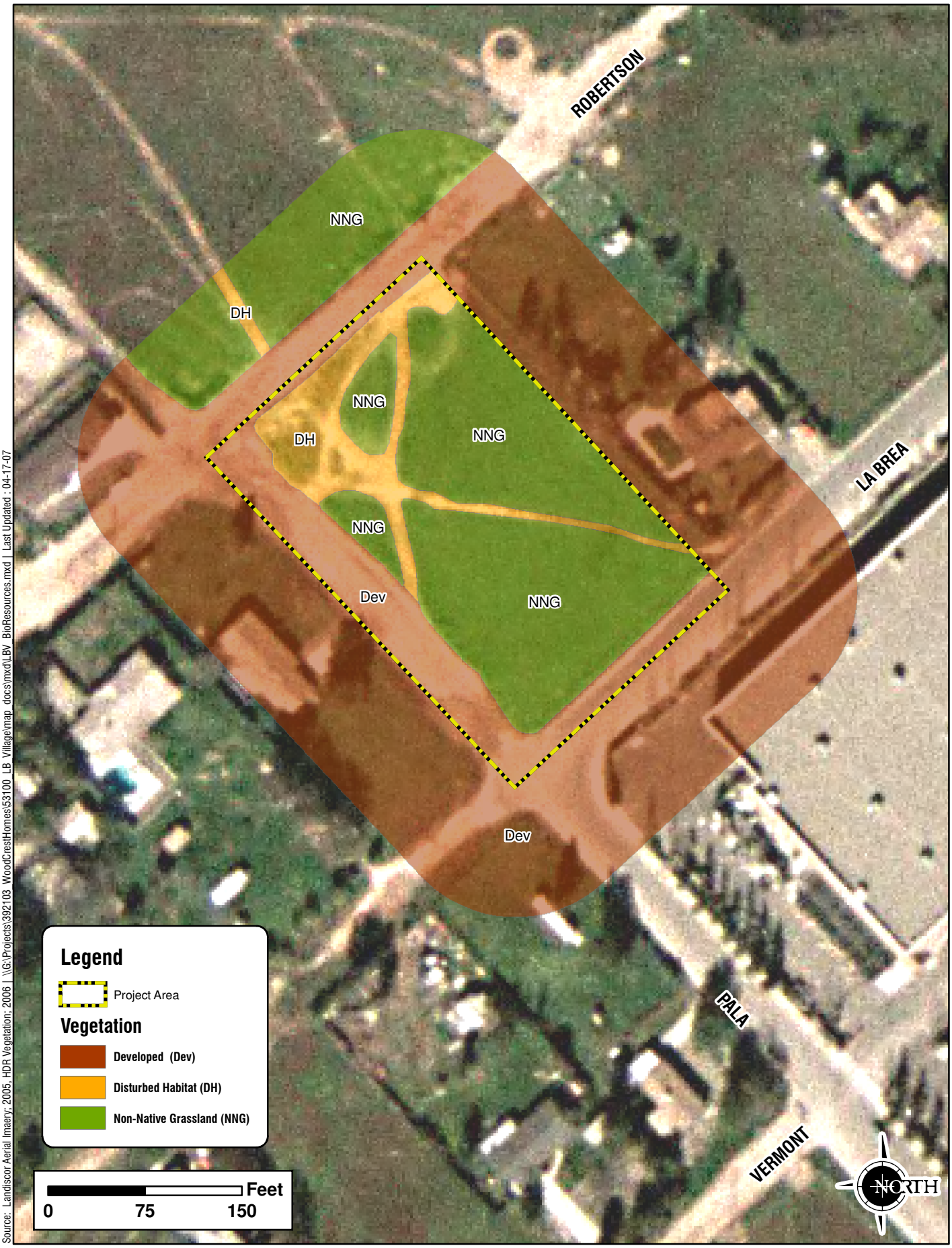
3.0 HABITATS / VEGETATION COMMUNITIES

3.1 VEGETATION COMMUNITIES

Vegetation types or plant communities are assemblages of plant species that usually coexist in the same area. The classification of vegetation communities is based upon the dominant species within that community and the associated flora. The following vegetation communities occur on-site: non-native grassland, disturbed habitat, and developed (Figure 3). A comprehensive list of botanical resources identified on-site can be found within Appendix B.

3.1.1 Non-Native Grassland (Holland Code 42200) (1.11-acres)

Most of the grasslands in the coastal and foothill areas of San Diego County are dominated by exotic, annual grasses of Mediterranean origin. The factors that contributed to the replacement of native grasslands by non-native grasslands are many. Intensive grazing and agriculture, accidental and intentional species introductions, along with some severe droughts during the early Spanish Era, allowed for the successful invasion of these exotic species and the subsequent displacement and exclusion of native grasses. The Mediterranean region has a maritime climate similar to that of much of cismontane California. The Mediterranean region has a long history of agriculture and grazing activities and many of



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Biological Resources

FIGURE 3

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these introduced species are disturbance associated. Many of these species are thus pre-adapted to areas with similar climates and disturbance regimes.

Non-native grassland comprises the majority of the acreage (1.11 acres) within the project area (Figure 3). This area is frequently disturbed by mowing, due to weed abatement ordinances. *Stipa* sp. and blue-eyed brass (*Sisyrinchium bellum*) occurring sporadically as an associate species within this non-native grassland community, suggests that this vegetation community might have been valley needlegrass grassland prior to conversion as a result of cattle grazing (Appendix B).

Within the non-native grassland, a slight depression was noted that collects stormwater run-off and conveys it northward towards Robertson Street (Photographs 5 and 6). A biological resources survey report for the Ramona Gardens project (Scheidt 2000) identified San Diego Mesa Claypan Vernal Pool vegetation community; characterized by woolly marbles (*Psilocarphus* sp.), toad rush (*Juncus bufonis*), and loosestrife (*Lythrum hyssopifolium*), occurring within this vegetated swale. However, during this survey, no evidence of ponding, algal plating, or vernal pool plant species were found on-site. In addition, soil samples from the swale were analyzed in 2003 by Dr. Marie Simovich and did not contain fairy shrimp cysts (Appendix C). It appears that due to surrounding development, site conditions (e.g., drainage patterns, weed abatement practices) have changed since the Ramona Gardens Report and the site no longer supports a vernal pool plant community.

3.1.2 Disturbed Habitat (Holland Code 11300) (0.28-acres)

Disturbed habitat on the Village Walk Townhomes proposed project, in the form of unimproved roads and paths are found throughout the property (Figure 3). These features comprise 0.28 acres and are vegetated by weedy species that are adapted to a frequent disturbance regime (Appendix B).

3.1.3 Developed (Holland Code 12000) (0.43-acres)

Rural development comprises a small portion (0.43 acres) of the site (Figure 3), primarily along the margins of the project area, La Brea St to the south, Pala St. to the west, and Robertson to the north. This feature is largely unvegetated unimproved dirt roads (Pala and Roberson streets), paved roads (La Brea Street), or adjacent development. The vegetation within the developed area to the east of the project area is characterized by horticultural species (Appendix B).

3.2 WILDLIFE HABITAT

Wildlife habitats differ from vegetation communities in that a wildlife habitat may contain several vegetation communities which are similar in structure but different in their plant species composition, location, and soil substrate. This distinction becomes an important factor when assessing the sensitivity of a particular wildlife habitat. An example of this would be a shrubland habitat that is composed of a non-sensitive vegetation community (e.g., chamise chaparral) versus the sensitive vegetation communities (e.g., Diegan coastal sage scrub or vernal pools).

These wildlife habitat types are inclusive of the plant communities described above. In addition, the interaction of various wildlife species occurs between many different wildlife habitats. This becomes even more evident where these habitats overlap in areas known as ecotones. These ecotones usually support a combination of the species from two or more adjoining habitats and generally increase the

number and diversity of species within these areas. The Village Walk Townhomes property contains one wildlife habitat type: annual grasslands.

3.2.1 Annual Grassland

These habitats are found over much of the coastal foothill areas secondary to current and historical agriculture. These areas are often dominated by introduced annual grasses and other exotics. Many of these areas were once native grasslands, dense oak woodlands or Diegan coastal sage scrub. The annual grasslands on the Village Walk Townhomes project area are non-native grassland. Under normal conditions, this habitat supports a suite of large, medium, and small burrowing mammals such as weasel, rodents and lagomorphs, which in turn provide raptors and larger mammals with foraging opportunities; however, the small size, proximity to development at the site and lack of connectivity to larger grassland areas limits the value of this annual grassland habitat, as well as the relative paucity of burrowing animals commonly found in annual grasslands such as rodents, ground squirrel, and pocket gophers. However, the annual grassland wildlife habitat found onsite has the potential to support ground-nesting birds.

3.3 ZOOLOGICAL RESOURCES

Four animal species were detected during the biological resource survey conducted at the Village Walk Townhomes project area during the general Biological Survey (Appendix B). They include house finch (*Carpodacus mexicanus*), western bluebird (*Sialia mexicana*), pocket gopher (*Thomomys bottae*), and desert cottontail (*Sylvilagus audobonii*) and are consistent with what would be expected in a fairly disturbed habitat. Appendix D contains a list of potentially occurring sensitive species.

The project area provides limited habitat for raptor foraging due to the limited use by rodents and lack of trees for roosting. Similarly, the potential for large mammal use (e.g., deer, mountain lions, and coyote) is limited because of a high risk of harassment (and predation) by domestic pets and humans due to the proximity to development. The risk of harassment and predation would also preclude use of the site as a wildlife nursery.

4.0 SPECIAL STATUS SPECIES

The County of San Diego's Resource Protection Ordinance (RPO) (October 10, 1991) defines "Sensitive Habitat Lands" as follows:

> Land which supports unique vegetation communities, or habitats of rare or endangered species or sub-species of animals or plants as defined by Section 15380 of the State of California Environmental Quality Act (CEQA) Guidelines (14 Cal. Admin. Code Section 15000 et seq.). "Sensitive Habitat Lands" include the area which is necessary to support a viable population of any of the above species in perpetuity, or which is critical to the proper functioning of a balanced natural ecosystem or which serves as a functioning wildlife corridor.

Under the above definition, none of the vegetation communities and features (non-native grassland, developed, and disturbed habitat) identified within the study area's boundaries meet the criteria of "Sensitive Habitat Lands" because they do not support County sensitive plant and animal species or federal or state endangered or threatened species.

Special status flora or fauna that have the potential to occur in the vicinity of Ramona are discussed in Appendix D.

No rare, endangered, or threatened species were found on site; consequently, no California Native Species Field Survey Forms were submitted to the California Department of Fish and Game.

4.1 SENSITIVE BOTANICAL RESOURCES

Sensitive plants include those listed by the United States Fish and Wildlife Service (USFWS) (2005 and 2006) and California Department of Fish and Game (CDFG) (1999); candidates for listing (USFWS, 1996, 1997a, 1997b; CDFG 1999), and/or are considered sensitive by the CDFG (1999), the County of San Diego and/or the California Native Plant Society (Tibor 2001).

Based upon a literature review, 14 sensitive plant species are found within the vicinity of the proposed project; however, due to a variety of reasons (lack of suitable habitat, soils, etc.) only one species has a potential for being found on the site.

San Diego goldenstar (*Muilla clevelandii*) has a low potential to occur on-site (Table 1 in Appendix D). This County sensitive plant species is found in soils with strong shrink and swell potential, often in grasslands in association with purple needlegrass (*Nassella pulchra*) and blue-eyed grass. Although it was identified as having the potential to occur, it was not identified on-site during the general biological survey; in addition, had the plant been present it would have been readily identifiable. This may be due to many biotic and abiotic factors that can include proximity to development, routine weed abatement, drought, and distance to nearest known occurrence.

4.2 SENSITIVE ZOOLOGICAL RESOURCES

Sensitive animals are species or subspecies listed as threatened, endangered, or are being evaluated (proposed) for listing by the USFWS (2005 and 2006) or by the CDFG (1999), and/or are considered sensitive by the CDFG (1999) or the County of San Diego (Appendix D). Based upon a literature review, 45 sensitive animal species are found within the vicinity of the proposed project; however, due to a variety of reasons (lack of suitable vegetation, proximity to development, etc.) only 15 species have a potential for being found on the site. The potential for these species to be found onsite are discussed in Appendix D. During the general biological survey, habitat assessments were conducted for the federally endangered and state species of special concern arroyo southwestern toad (*Bufo californicus*), federally endangered and state threatened Stephens' kangaroo rat (*Dipodomys stephensi*), state species of concern western burrowing owl (*Athene cunicularia hypugeae*), and County of San Diego List 2 sensitive species western bluebird (*Sialia Mexicana*).

4.2.1 Arroyo Southwestern Toad

An arroyo southwestern toad (AST) habitat assessment was conducted to determine the potential for this species to occur on-site within the Village Walk Townhomes development project area. The project site has a low potential for AST to occur based on the following: proximity to Santa Maria Creek (approximately 500 feet) and occurrence of somewhat friable soils as evidenced by occasional rodent burrows. However, the risks of exposure to toxic chemicals due to urban run-off from Main Street and adjacent industrial and commercial areas, mortality risk due to traffic, high levels of ambient light, and predation from domestic pets limits the potential for AST to be found within the project site to a low level. The nearest known populations of AST occur within the Santa Maria Creek drainage approximately 2.0 miles west of the Village Walk Townhomes development project.

4.2.2 Stephens' Kangaroo Rat

A habitat assessment was conducted to determine the potential for Stephens' kangaroo rat (SKR) to occur onsite. The assessment was based on above-ground diagnostic sign (scat, burrows, tail drag, dust bathing sites). The presence of any diagnostic sign of this species presence on site would warrant trapping for this species, however, no sign was identified on-site. No SKR sign was detected within the 1.82-acre Village Walk Townhomes project site. Due to the compaction and nature of the soils on-site (Fallbrook sandy loam) it is unlikely that this site is suitable for occupation. In addition, the nearest known populations are located approximately 2.5-miles west at the Ramona Airport. This species is not expected to occur on-site.

4.2.3 Western Burrowing Owl

A habitat assessment was conducted to determine the potential for western burrowing owl (BUOW) to occur onsite. The assessment was based on habitat characteristics and evidence of BUOW use. Although the few rodent burrows (made by pocket gophers (*Thomomys bottae*)) found onsite could be considered suitable habitat, no BUOW sign (e.g., owl feathers, pellets, white wash, and prey remains) was detected within the 1.82-acre Village Walk Townhomes project site. The proximity to development precludes use of the site by BUOW, as they would be subject to predation and harassment from domestic pets. Consequently, BUOW is not expected to occur on the project site.

4.2.4 Western Bluebird

During the general biological survey a western bluebird (WEBL) was observed foraging within the non-native grassland located onsite. WEBL is a common cavity-nesting songbird of oak woodland. The project site does not support appropriate nesting habitat (trees) for the species. However, suitable nesting habitat occurs adjacent to the site.

5.0 JURISDICTIONAL WETLANDS AND WATERWAYS

No jurisdictional wetlands or waters were identified within the property boundaries; however, the moderately sloped site (4.5% average slope) site currently drains stormwater within a shallow vegetated swale along the eastern property boundary northeasterly toward Robertson Street (Figure 2; Appendix A, Photographs 5 and 6). A wetland delineation was not warranted as the swale did not contain signs of bed and bank (i.e., scouring and deposition) or hydrophytic vegetation.

6.0 WILDLIFE CORRIDORS AND LINKAGES

Wildlife movement corridors, also called dispersal corridors or landscape linkages are linear features whose primary wildlife function is to connect at least two significant habitat areas (Beier and Loe 1992). Corridors and linkages are further defined by the County of San Diego (Biological Mitigation Ordinance 2004) as: "Corridor" is a specific route that is used for movement and migration of species. A corridor may be different from a "Linkage" because it represents a smaller or narrower avenue for movement. "Linkage" shall mean an area of land which supports or contributes to the long-term movement of wildlife and genetic material." The Multiple Species Conservation Plan for southwestern San Diego County (MSCP 1997) defines "linkages" as "…habitat areas that provide connectivity between habitat patches as well as year-round foraging, reproduction, and dispersal habitat for resident plants and animals." Wildlife corridors may help to reduce or moderate some of the adverse effects of habitat

fragmentation by facilitating dispersal of individuals between substantive patches of remaining habitat, allowing for both long-term genetic interchange and individuals to re-colonize habitat patches from which populations have been locally extirpated (Bond 2003).

Wildlife corridors and linkages are important features in the landscape, and the viability and quality of a corridor or linkage are dependent upon site-specific factors. Topography and vegetative cover are important factors for corridors and linkages. These factors should provide cover for both predator and prey species. They should direct animals to areas of contiguous open space or resources and away from humans and development. The corridor or linkage should be buffered from human encroachment and other disturbances (e.g., light, loud noises, or domestic pets) associated with developed areas that have caused habitat fragmentation (Schweiger et al. 2000). Wildlife corridors and linkages may function at various levels depending upon these factors and as such, the most successful of wildlife corridors and linkages will accommodate all or most of the necessary life requirements of predator and prey species. Width and connectivity are assumed to be the primary factors of a "good" corridor (Forman 1987a) and with that connectivity should also be included in the concept of stepping stone reserves for pollinators, seed dispersers, and other flying species such as birds, bats, and insects (Soule' 2003). A wildlife corridor or linkage that supports large predator and prey animals is typically considered to be functioning at the highest of levels for a wildlife corridor or linkage. The level of connectivity needed to maintain a population of a particular species will vary with the demography of the population, including population size, survival and birth rates, and genetic factors such as the level of inbreeding and genetic variance (Rosenberg et al. 1997). Areas not considered as functional wildlife dispersal corridors or linkages are typically obstructed or isolated by concentrated development and heavily traveled roads, known as "chokepoints". One of the worse scenarios for dispersing wildlife occurs when a large block of habitat leads animals into "cul-de-sacs" of habitat surrounded by development. These habitat "cul-de-sacs" frequently result in adverse human/animal interface.

Within the Village Walk Townhomes project area there is no evidence to support that this property is used as a wildlife movement and/or dispersal corridor as this project is located within the town center of Ramona. Consequently, the proposed Village Walk Townhomes development would not have any adverse affects on wildlife movement within the area.

7.0 ANALYSIS OF IMPACTS TO BIOLOGICAL RESOURCES AND PROPOSED MITIGATION MEASURES

7.1 DIRECT AND INDIRECT IMPACTS (TEMPORARY AND PERMANENT) TO BIOLOGICAL RESOURCES

Impacts assessed to biological resources include direct, indirect, and cumulative impacts of both a temporary or permanent nature. These impacts are defined as follows:

- **Direct impacts** are those that affect the biological resources such that those resources are not expected to recover to their pre-impacted state (e.g., permanent development of a site through grading and building of structures, etc.). Direct impacts may be considered temporary or permanent (e.g., the installation of a pipeline is considered a direct and temporary impact, whereas the construction of a building is considered a direct and permanent impact).
- **Indirect impacts** occur secondary to the project's direct impacts, such as changes in general plant composition due to loss of substrate or other factors that may affect resources such as noise, dust, lighting, etc. Indirect impacts may be considered temporary or permanent depending upon the

situation, for example, the dust or noise levels associated with the construction of a new building is considered an indirect and temporary impact; whereas, the support functions of a structure, such as the parking lot, will have indirect and permanent impacts such as lighting, and storm water runoff.

- **Cumulative impacts** are assessed to determine the long term cumulative effects of the specific project's implementation, as well as any other projects occurring within the foreseeable future on a local and regional scale (e.g., incremental habitat or species reduction).

Figure 4 shows anticipated impacts to habitats from the proposed development of the Village Walk Townhomes development project site. Total anticipated direct impacts to habitat (resulting from grading and construction) from the proposed development will involve the entire 1.82-acre project area, including impacts to 1.11 acres of non-native grassland, 0.28 acres of disturbed habitat, and 0.43 acres of developed habitat. No sensitive vegetation communities will be impacted. No federal or state listed species or County Sensitive Species will be impacted, nor are expected to occur.

Other temporary direct impacts will include staging and equipment lay down areas. Please note that all staging and equipment lay down areas will be located within the impact area. For this reason, no additional impacts to adjacent habitat areas will result from construction staging.

Temporary indirect impacts will occur in the form of increased dust, noise, and light levels during construction.

Existing off-site utilities will be tied into the proposed Village Walk Townhomes entirely within La Brea, Pala and Robertson streets. Access to the project is via existing streets; consequently, no off-site access roads are required. The undeveloped lot (vegetated by non-native grassland) north of Robertson and east of Pala Street is regularly mowed for fire protection purposes. Consequently, the proposed project will not result in additional off-site impacts to non-native grasslands due to fire protection requirements.

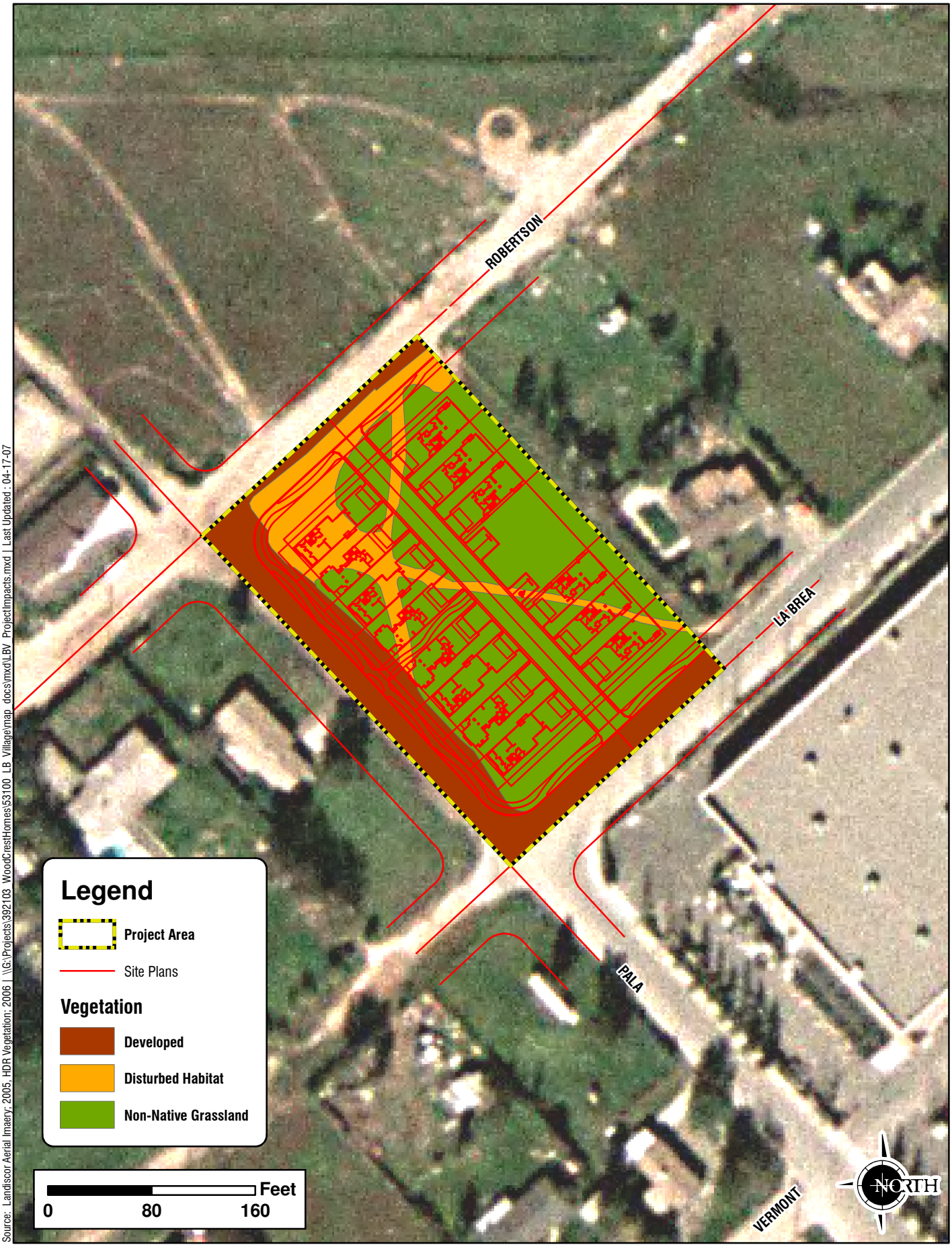
It is noteworthy that an attached letter from the Ramona Fire Department dated February 27 2007 (Appendix E), states that the proposed project occurs within the Local Response Area (LRA); consequently, this property needs to be mowed for fire protection purposes.

Overall, on-site and off-site temporary impacts to habitats would be considered less than significant through implementation of the construction related resource protection measures (stated below in Section 8.2.1).

7.2 PROPOSED MITIGATION MEASURES

7.2.1 Construction Related Resource Protection Measures

- Construction access shall utilize existing developed areas or be within the identified construction area. Parking will be in designated areas within the project area or on the adjacent streets.
- Nesting birds that are protected by the Migratory Bird Treaty Act (MBTA) will require the performance of nest surveys where grading or grubbing may occur (Figure 3). The nest surveys shall address bird species listed by the MBTA that have the potential to exist in the project area.



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Project Impacts

FIGURE 4

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A qualified biologist shall conduct the surveys between February 15 and August 30 and prepare a survey report. If no nests are discovered in the vegetation to be removed, no further mitigation is required. If any active nests are discovered, the biologist shall mark all occupied vegetation and delineate a 300-foot buffer area. No construction activity shall occur within the 300-foot buffer until the young have fledged, as determined by a qualified biologist.

7.2.2 Biological Resource-Based Mitigation Requirements

Under the County of San Diego Guidelines for Determining Significance, non-native grasslands that are located outside of approved MSCP plans, located outside of the Ramona Grasslands Preserve Area, and are not occupied by burrowing owls are mitigated for at a 0.5:1 ratio; consequently, with 1.11 acres of non-native grassland being impacted within the proposed Village Walk Townhomes development, 0.55 acres of non-native grassland habitat will need to be purchased at an approved off-site mitigation bank. It is assumed that no grading permits will be issued until the aforementioned mitigation credits have been secured.

8.0 CUMULATIVE IMPACTS

As defined in the California Environmental Quality Act (CEQA): "Cumulative impacts refer to two or more individual effects, which, when considered together, are considerable or which compound or increase other environmental impacts." An example of a cumulative impact would be the incremental loss of a small amount of a sensitive habitat as a result of several adjacent or local projects occurring within the same time period. The individual loss of small amounts of sensitive habitats may be considered adverse, but not significant; however, the cumulative loss among all of the projects would be considered a cumulatively significant impact.

Cumulative impacts to the overall community in regards to habitat loss and listed and sensitive species impacts as well as expected traffic, noise, lighting, air pollution, urban storm water runoff and pollution, and other contributory factors may be significant.

For cumulative impact analysis purposes, the study area is defined as a 2.0 mile radius surrounding the project site. The size of the study area was chosen to capture all projects within the Ramona area. A total of 32 cumulative projects were identified within the study area. The cumulative projects will impact an estimated 750 acres of non-native grassland (Appendix F- Cumulative Project Summary Table). These impacts to NNG are significant within the Ramona area. The project's contribution is 0.14 percent of the total cumulative impact. This contribution is minor and not considerable because: the proposed Village Walk Townhomes project will not result in the loss of any vernal pools, SKR or BUOW habitat; in addition, the Village Walk Townhomes project site does not function as a wildlife corridor or linkage, since the proposed project is located within the town center of Ramona and is surrounded on three sides by development.

In summary, the development of the proposed Village Walk Townhomes project will not result in a cumulative impact to biological resources.

9.0 REFERENCES

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10.0 CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits/appendices present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

DATE: December 20 , 2007 SIGNED: _____
Betty Dehoney

DATE: December 20 , 2007 SIGNED: _____
Eric Peffer

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APPENDIX A

Village Walk Townhomes Development Photographs

Photograph 1. LB Village project area. Northerly view from southern boundary.

Photograph 2. LB Village project area. Southerly view from northern boundary.

Photograph 3. LB Village project area. Southeasterly view from northwestern boundary.

Photograph 4. LB Village project area. Northerly view of disturbed area.

Photograph 5. LB Village project area. Southerly view of non-native grassland vegetation community. Small, vegetated swale indicated in red.

Photograph 6. LB Village project area. Detailed easterly view of non-native grassland vegetation community. Small, vegetated swale indicated in red.

APPENDIX B

Species Observed Within the Village Walk Townhomes Development Project Area

APPENDIX B

Species Observed Within the Village Walk Townhomes Development Project Area

FLORA

Non-native grassland (Holland 42200)

Avena fatua	wild oat
Bromus diandrus	rip-gut brome
Lolium perenne	perennial rye grass
Erodium botrys	stork's bill
Cynodon dactylon	Bermuda grass
Bromus hordeaceus	soft chess
Distichlis spicata	saltgrass
Hirschfeldia incana	field mustard
Stipa sp.	needlegrass
Hordeum jubatum	foxtail barley
Salsola tragus	Russian thistle
Trichostema lanceolatum	vinegar weed
Gnaphalium californicum	California everlasting
Ambrosia psilostachya	western ragweed
Rumex crispus	curly dock
Raphinus sativa	wild radish
Filago californica	California filago
Aesclepias californica	California milkweed
Sisyrnchium bellum	blue-eyed grass

Disturbed Habitat (Holland 11200)

Bromus diandrus	rip-gut brome
Erodium botrys	stork's bill
Hirschfeldia incana	field mustard
Hazardia squarrosa	saw-tooth goldenbush
Salsola tragus	Russian thistle
Eriogonum fasciculatum	flat-top buckwheat
Eremocarpus setigerus	quail mullein
Malva parviflora	cheeseweed

Developed (Holland 12000)

Eucalyptus sp.	Eucalyptus
Pinus sp.	pine
Schinus molle	Peruvian pepper
Cynodon dactylon	Bermuda grass
Cupressus sempervirens	Italian cypress

FAUNA

Birds

Carpodacus mexicanus	house finch
Sialia mexicana	western bluebird

Mammals

Thomomys bottae	pocket gopher
Sylvilagus audubonii	desert cottontail

APPENDIX C

Fairy Shrimp Letter Report

University of San Diego

Biology Department
5998 Alcala Park
San Diego, Ca 92110
(619) 260-4083
Contact: Marie A. Simovich Ph.D.

November 21, 2003

Bob Faught
Ecological Ventures, California
P.O. Box 69
Pine Valley, CA 91962
(619) 473-9669
(619) 473-9709 fax

Report: Powell Site, southeast corner of parcel 282-130-13 - off of Pala Street and La Brea Drive.

Soil was sampled from the site, sieved and examined for branchiopod cysts. No branchiopod cysts were found. Some ostracod shells were present.

Marie A. Simovich

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APPENDIX D

Village Walk Townhomes Development
Potentially-Occurring Species

APPENDIX D

Village Walk Townhomes Development Potentially Occurring Species

Table 1. Potential for Occurrence of Sensitive Botanical Species at the Proposed 1.82-Acre Village Walk Townhomes Project

SPECIES	SENSITIVITY STATUS	PREFERRED HABITAT	OBSERVED ON SITE	POTENTIAL FOR OCCURRENCE
San Diego Thorn Mint *Acanthomintha ilicifolia*	Federal Threatened State Endangered CNPS List 1B	vernal pools and clay soils	NO	None – due to lack of appropriate habitat and soils to support this species. Not detected during general biological survey.
Orcutt's Brodiaea *Brodiaea orcuttii*	CNPS List 1B County Sensitive	Clay Soils in Vernal Swales or Pools.	NO	None – due to lack of vernal swales to support this species. Not detected during general biological survey.
Spreading Navarretia *Navarretia fossalis*	Federally Threatened CNPS List 1B County Sensitive	Clay Soils in Vernal Swales or Pools.	NO	None – due to lack of vernal swales to support this species. Not detected during general biological survey.
Caraway Leaved Gilia *Gilia caruifolia*	CNPS List 4 County Sensitive	Montane Coniferous Forest and Chaparral	NO	None – due to lack of montane coniferous vegetation or chaparral and elevation/soil restrictions. Not detected during general biological survey.
San Diego Goldenstar (Cleveland's Goldenstar) *Muilla clevelandii*	CNPS List 1B County Sensitive	Open Clay Soils, vernal pools, grasslands, sage scrub, and burned areas below 1,500 feet	NO	Low – due to disturbed nature of grassland present onsite. Not detected during general biological survey.
Little Mousetail *Myosurus minimus* ssp. *apus*	CNPS List 3 County Sensitive	Clay Soils in Vernal Swales or Pools.	NO	None – due to lack of vernal swales to support this species. Not detected during general biological survey.
Palmer's Grappling Hook *Harpagonella palmeri*	CNPS List 2 County Sensitive	Open Clay Soils and Burns below 1000 feet	NO	None – due to elevation restrictions. Not detected during general biological survey.
Southern Tarplant *Centromadia parryi australis*	CNPS List 1B County Sensitive	Vernally Mesic Soils in Valley Foothill Grasslands and in Vernal Swales or Pools	NO	None – due to lack of vernally mesic soils. Not detected during general biological survey.
Graceful Tarplant *Holocarpha virgata elongata*	CNPS List 4 County Sensitive	Cismontane Woodland, Coastal Sage Scrub, Valley Foothill Grasslands	NO	None – due to lack of appropriate habitat. Not detected during general biological survey.

SPECIES	SENSITIVITY STATUS	PREFERRED HABITAT	OBSERVED ON SITE	POTENTIAL FOR OCCURRENCE
Coulter's Saltbush *Atriplex coulteri*	CNPS List 1B County Sensitive	Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland / alkaline or clay.	NO	None – due to lack of appropriate habitat. Not detected during general biological survey.
Parish's Brittlescale *Atriplex parishii*	CNPS List 1B County Sensitive	Chenopod scrub, playas, vernal pools, cismontane alkali wetlands.	NO	None – due to lack of appropriate wetland to support this species. Not detected during general biological survey.
Engelmann Oak *Quercus engelmannii*	CNPS List 4 County Sensitive	Mixed oak woodlands, and shrublands and grasslands which occur as an understory.	NO	None-- Not detected during general biological survey.
Lakeside Ceanothus *Ceanothus cyaneus*	CNPS List 1B County Sensitive	Granitic mixed chaparral	NO	None – due to lack of appropriate chaparral to support this species. Not detected during general biological survey.
Vernal Barley *Hordeum intercedens*	CNPS List 3 County Sensitive	Saline Flats and Depressions in Valley Foothill Grassland or Vernal Pools	NO	None – due to lack of appropriate habitat. Not detected during general biological survey.

Table 2. Potential for Occurrence of Sensitive Zoological Species at the Proposed 1.82-Acre Village Walk Townhomes Project

SPECIES	SENSITIVITY STATUS	PREFERRED HABITAT	OBSERVED ON SITE	POTENTIAL FOR OCCURRENCE
San Diego Fairy Shrimp *Branchinecta sandiegoensis*	Federal Endangered	Vernal Pools	NO	None – due to lack of appropriate vernal pools to support this species. Soil analysis revealed no cysts.
Riverside Fairy Shrimp *Streptocephalus woottoni*	Federally Endangered	Vernal Pools	NO	None – due to lack of appropriate vernal pools to support this species. Soil analysis revealed no cysts.
Quino Checkerspot Butterfly *Euphydryas editha quino*	Federally Endangered	Open Shrublands, rock outcrops, grasslands supporting either larval food plants and/or adult nectaring plants within the cismontane regions of San Diego and Riverside Counties.	NO	None – lack of appropriate rock outcrops and hilltops.
Monarch Butterfly *Danaus plexippus*	County Sensitive	Eucalyptus Woodlands	NO	None – due to lack of appropriate Eucalyptus woodland habitat to support this species. Not detected during general biological survey.
Arroyo Southwestern Toad *Bufo microscaphus californicus*	Federal Endangered California Species of Special Concern	Riverine and Creek Drainages and associated shrub-covered or woodland uplands	NO	Low – although soil is somewhat friable, distance to nearest known occurrence limits potential. Not detected during general biological survey.
Western Spadefoot Toad *Scaphiopus hammondii*	California Species of Special Concern County Sensitive	Vernal Swales, Pools and Cismontane Alkali Wetlands.	NO	None – due to lack of appropriate wetland habitat to support this species. Not detected during general biological survey.
Silvery Legless Lizard *Anniella pulchra pulchra*	California Species of Special Concern County Sensitive	All Habitat Types	NO	None – due to past and present disturbance on site. Not detected during general biological survey.
Orange-throated Whiptail *Cnemidophorus hyperythrus*	California Species of Special Concern – Fully Protected County Sensitive	Open Scrub Habitats – primarily Coastal Sage Scrub	NO	None – due to lack of appropriate scrub habitat to support this species. Not detected during general biological survey.

SPECIES	SENSITIVITY STATUS	PREFERRED HABITAT	OBSERVED ON SITE	POTENTIAL FOR OCCURRENCE
Coastal California Whiptail *Cnemidophorus tigris mundus*	County Sensitive	Open Shrublands within the cismontane regions of Southern California.	NO	None – due to lack of appropriate scrub habitat to support this species. Not detected during general biological survey.
San Diego Banded Gecko *Coleonyx variegates abbottii*	California Species of Special Concern County Sensitive	Exfoliating Rock Outcrops within the transmontane high deserts.	NO	None – due to the cismontane location of the site and the lack of exfoliating rock outcrops. Not detected during the general biological survey.
Granite Night Lizard *Xantusia henshawi*	California Species of Special Concern County Sensitive	Exfoliating Rock Outcrops	NO	None – due to the lack of exfoliating rock outcrops. Not detected during the general biological survey.
Granite Spiny Lizard *Sceloporus orcutti*	County Sensitive	Rock Outcrops both cismontane and transmontane above 1,500-feet in elevation	NO	None – due to the lack of rock outcrops. Not detected during the general biological survey.
San Diego Horned Lizard *Phrynosoma coronatum blainvillei*	California Species of Special Concern County Sensitive	Open Shrublands at all elevations within Southern California.	NO	None – due to lack of appropriate scrub habitat to support this species. Not detected during general biological survey.
Two-striped Garter Snake *Thanmophis hammondii*	California Species of Special Concern County Sensitive	Ponds, Streams, Rivers, and most open freshwater habitats.	NO	None – due to lack of appropriate wetland habitat to support this species. Not detected during general biological survey.
Cooper's Hawk *Accipiter cooperi*	California Species of Concern County Sensitive	Woodlands and Chaparral	NO	Low –lack of appropriate woodland and chaparral on-site.
Least Bell's Vireo *Vireo bellii pusillus*	Federally Endangered State Endangered Migratory Bird Treaty Act	Riparian Scrub	NO	None – due to lack of appropriate riparian habitat to support this species. Not detected during general biological survey

SPECIES	SENSITIVITY STATUS	PREFERRED HABITAT	OBSERVED ON SITE	POTENTIAL FOR OCCURRENCE
Coastal California Gnatcatcher *Polioptila californica californica*	Federally Threatened California Species of Special Concern	Coastal Sage Scrub below 2,000-feet in San Diego County	NO	None – due to lack of appropriate coastal sage scrub habitat to support this species. Not detected during general biological survey.
Southwestern Willow Flycatcher *Empidonax traillii extimus*	Federally Endangered Migratory Bird Treaty Act	Riparian Woodland and Scrub	NO	None – due to lack of appropriate riparian habitat to support this species. Not detected during general biological survey.
Tricolored Blackbird *Agelaius tricolor*	Migratory Bird Treaty Act California Species of Special Concern County Sensitive	Freshwater Marsh	NO	None – due to lack of appropriate wetland habitat. Not detected during general biological survey.
Grasshopper Sparrow *Ammodramus savannarum*	Migratory Bird Treaty Act County Sensitive	Valley Foothill Grasslands and Non-native Grasslands	NO	Low – due to previous and current disturbance within the grassland areas. Not detected during general biological survey.
Western Bluebird *Sialia mexicana*	Migratory Bird Treaty Act County Sensitive	Oak woodland-grassland ecotone areas. Winters in a variety of open habitats at elevations below 4,000 feet.	Yes	High – detected during the general biological survey. Suitable foraging habitat occurs onsite.
Golden Eagle *Aquila chrysaetos*	California Species of Special Concern – Fully Protected County Sensitive	Woodlands and Grasslands	NO	None – due to lack of appropriate habitat andf proximity to development. Not detected during general biological survey.
White-Tailed Kite *Elanus caeruleus*	California Species of Special Concern – Fully Protected Migratory Bird Treaty Act County Sensitive	Woodlands and Grasslands	NO	None – due to lack of appropriate habitat. Not detected during general biological survey.
Northern Harrier *Circus cyaneus*	California Species of Special Concern	Grasslands, Shrub Lands, and Agricultural Fields	NO	Low– due to proximity to development and lack of prey base. Not detected during general biological survey.

SPECIES	SENSITIVITY STATUS	PREFERRED HABITAT	OBSERVED ON SITE	POTENTIAL FOR OCCURRENCE
Horned Lark *Eremophila alpestris actis*	California Species of Special Concern County Sensitive	Grasslands and Fallow Agricultural Fields	NO	Low to Moderate – appropriate habitat but limited by adjacent development. Not detected during general biological survey.
Loggerhead Shrike *Lanius ludovicianus*	California Species of Special Concern County Sensitive	Open Grasslands and Deserts for foraging. Nests in trees.	NO	Low – due to appropriate foraging habitat but lack of nesting habitat.
Red-shouldered Hawk *Buteo lineatus*	County Sensitive	Woodlands	NO	None – due to lack of appropriate woodland habitat. Not detected during general biological survey.
Ferruginous Hawk *Buteo regalis*	Migratory Bird Treaty Act California Species of Special Concern County Sensitive	Grassland Habitats preferred for foraging	NO	Low– due to proximity to development and lack of prey base. Not detected during general biological survey.
Turkey Vulture *Cathartes aura*	County Sensitive	All Habitat Types	NO	Low –foraging habitat is very limited and the proximity to development limits potential for occurrence.
Burrowing Owl *Athene cunicularis hypugaea*	California Species of Special Concern County Sensitive	Grassland Habitats, desert mesquite hummocks, and Agricultural Lands with canals	NO	Low – lack of potential denning habitat (California ground squirrel). Observed within the Ramona area.
Pallid Bat *Antrozous pallidus*	California Species of Special Concern County Sensitive	Abandoned Buildings for roosting and arid habitat types for foraging	NO	Low – No potential to roost on-site. Appropriate foraging habitat does occur within the project area.
Yuma Myotis *Myotis yumanensis*	California Species of Special Concern County Sensitive	Abandoned Buildings, Caves, Mines, and Cliffs	NO	None - No potential to roost on-site– due to lack of appropriate roosting structures and foraging habitat.

SPECIES	SENSITIVITY STATUS	PREFERRED HABITAT	OBSERVED ON SITE	POTENTIAL FOR OCCURRENCE
Big Free-tailed Bat *Nyctinomops macrotis*	California Species of Special Concern County Sensitive	Prominent Cliffs and Cliff faces.	NO	Low - No potential to roost on-site– due to lack of appropriate roosting structures. However, appropriate foraging habitat does occur within the non-native grassland area.
Pocketed Free-tailed Bat *Nyctinomops femorosaccus*	California Species of Special Concern County Sensitive	Prominent Cliffs and Cliff faces.	NO	Low - No potential to roost on-site– due to lack of appropriate roosting structures. However, appropriate foraging habitat does occur within the non-native grassland area.
Greater Western Mastiff Bat *Eumops parotis californicus*	California Species of Special Concern County Sensitive	Cliffs and Cliff faces for roosting.	NO	Low - No potential to roost on-site– due to lack of appropriate roosting structures. However, appropriate foraging habitat does occur within the non-native grassland area.
Townsend's Big-eared Bat *Corynorhinus townsendii*	California Species of Special Concern County Sensitive	Caves and Mines	NO	None - No potential to roost on-site– due to lack of appropriate roosting structures.
Stephens' Kangaroo Rat *Dipodomys stephensi*	Federal Endangered State Threatened	Open and/or Disturbed Grasslands	NO	None – due to compaction of soil, density of vegetation, and distance to nearest population.
Dulzura Pocket Mouse *Chaetodipus californicus femoralis*	California Species of Special Concern County Sensitive	Open Scrub Habitats	NO	None – due to lack of appropriate scrub habitat. Not detected during general biological survey.
California Spiny Pocket Mouse *Chaetodipus californicus fallax*	County Sensitive	Open Scrub Habitats	NO	None – due to lack of appropriate scrub habitat. Not detected during general biological survey.
San Diego Desert Woodrat *Neotoma lepida intermedia*	California Species of Special Concern County Sensitive	Rock outcrops, cactus, and abandoned mines.	NO	None – due to lack of appropriate rock outcrops. Not detected during general biological survey.
Southern Grasshopper Mouse *Onychomys torridus Ramona*	California Species of Special Concern County Sensitive	Valley Foothill Grasslands	NO	Low – Appropriate habitat, but proximity to development limits potential for occurrence. Not detected during general biological survey.

SPECIES	SENSITIVITY STATUS	PREFERRED HABITAT	OBSERVED ON SITE	POTENTIAL FOR OCCURRENCE
Los Angeles Little Pocket Mouse *Perognathus longimembris brevinasus*	California Species of Special Concern County Sensitive	Open Scrub Habitats – primarily Coastal Sage Scrub	NO	None – due to lack of appropriate scrub habitat. Not detected during general biological survey.
San Diego Black-tailed Jackrabbit *Lepus californicus bennettii*	California Species of Special Concern County Sensitive	Open Grasslands and Deserts	NO	None –due to proximity to development. Not detected during general biological survey.
Southern Mule Deer *Odocoileus hemionus*	County Sensitive	Known to occur in a variety of habitats, but prefers shrublands, woodlands, and other habitats that provide concealment and thermal cover, and foraging opportunities.	NO	None – due to lack of appropriate scrub habitat. Not detected during general biological survey.
American Badger *Taxidea taxus*	County Sensitive	Open Grasslands and Deserts	NO	None –due to proximity to development. Not detected during general biological survey.
Mountain Lion *Felis concolor*	California Specially Protected Animal County Sensitive	Known to occur in all habitats.	NO	None –due to proximity to development. Not detected during general biological survey.

APPENDIX E

Letter from Ramona Fire Department

RAMONA MUNICIPAL WATER DISTRICT
In cooperation with the
CALIFORNIA DEPARTMENT OF FORESTRY
And FIRE PROTECTION

105 Earlham Street
Ramona, California 92065-1599

Telephone:
1-760-788-2244

RAMONA FIRE PREVENTION BUREAU

February 27, 2007

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Ste. B
San Diego, CA 92123-1666

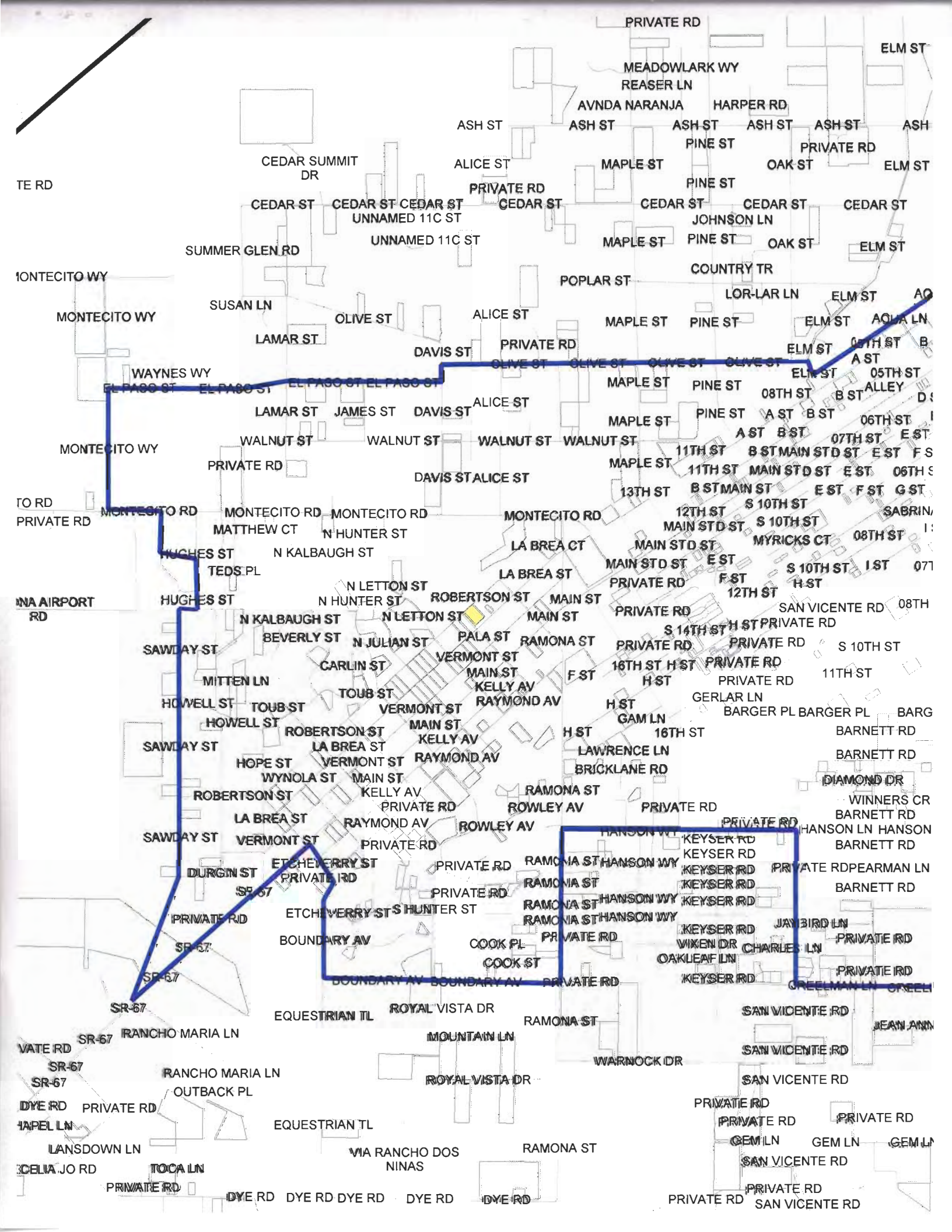
RE: TM----, APN# 282-130-13-00

The Ramona Fire Department requires all parcels 1 acre and under within the LRA (Local Response Area) to be mowed in their entirety. Please refer to the attached documentation for further clarification. Also, I have attached a vicinity map indicating the LRA area of Ramona (all within the blue lines) with the subject parcel highlighted.

If I can be of further assistance, please call me at 760-788-2243.

Sincerely,

Stacey Riordan, Fire Inspector
Ramona Fire Department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VERMONT ST
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BARNETT RD
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ETCHEVERRY ST
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RAMONA ST
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PEARMAN LN
DURGIN ST
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RAMONA ST
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JEAN ANN
SR-67
RANCHO MARIA LN
MOUNTAIN LN
VATE RD
SAN VICENTE RD
SR-67
WARNOCK DR
SR-67
RANCHO MARIA LN
ROYAL VISTA DR
SAN VICENTE RD
OUTBACK PL
PRIVATE RD
DYE RD
PRIVATE RD
PRIVATE RD
PRIVATE RD
APEL LN
EQUESTRIAN TL
GEM LN
GEM LN
GEM LN
LANSDOWN LN
VIA RANCHO DOS NINAS
RAMONA ST
SAN VICENTE RD
CELIA JO RD
TOCA LN
PRIVATE RD
PRIVATE RD
DYE RD
DYE RD
DYE RD
DYE RD
DYE RD
PRIVATE RD
SAN VICENTE RD

Ramona Municipal Water District
Standard for Vegetation Clearance and Hazard Reduction

1. Property owners are to maintain their property in compliance with these requirements at all times.

2. Trash, rubbish, debris and other combustible materials such as dead vegetation, which create a fire hazard must be removed and properly disposed of.

3. Properties on (1) acre, or less, located within the local response area (LRA) need to have the entire lot cleared of all weeds and dead vegetation.

4. Roadways and/or driveways shall be cleared of combustible vegetation to at least the width of the roadway plus ten (10) feet on each side, and to a height of thirteen and one-half feet (13' 6") above the road surface.

5. A one-hundred (100) foot fuel modification zone is required around all structures. The fuel modification zone is divided into two zones:

A) The first zone includes the area from any building to a point of thirty (30) feet away. This zone must be cleared of all dead vegetation and vegetation considered by the Fire Department to pose a significant threat in spreading fire to buildings. This does not apply to ornamental vegetation or single specimens of trees that do not form of means of rapidly transmitting fire to the structure.

B) The second zone is the area between thirty-one (31) to one-hundred (100) feet from structures. In this zone the native vegetation may remain but it must be thinned by at least fifty (50) percent. All dead and dying vegetation must be removed from remaining vegetation. **This notice does not approve the clearing of Vegetation beyond the one hundred (100) foot modification zone.**

6. Distances shall be measured in a horizontal plane.

7. Clearing may be done using methods such as mowing and trimming that **leave the plant root structure intact** to stabilize the soil. Discing, which exposes bare mineral soil, may be used if approved by the FAHJ. **Grading shall not be used to clear properties without a valid San Diego Department of Planning and Land Use grading permit.**

8. Cuttings may be mulched and left atop of the soil to a maximum depth of six inches or may be hauled to an approved County Landfill site.

9. The removal of flammable vegetation does not apply to single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the native growth to any structure.

10. Mature trees must be trimmed to six (6) feet above the ground or as approved by the FAHJ and must be cut back at least ten (10) feet from chimneys. All leaves, bark and other debris must be removed from the ground and roof.

11. Grass and other vegetation located more than thirty (30) feet from structures and less than eighteen (18) inches in height need not be removed when necessary to stabilize the soil and prevent erosion.

12. There shall be a ten (10) foot clearance of all weeds and flammable vegetation around LPG Tanks.

13. Chimneys must be equipped with an approved spark arrestor.

Structure- A residence and attached garage, building or related facility that is designed for human habitation or buildings designed specifically to house farm animals.
FAHJ- Fire Authority Having Jurisdiction
San Diego County Department of Planning and Land Use (858) 565-5981

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APPENDIX F

Village Walk Townhomes
Cumulative Project Summary Table

APPENDIX F

Village Walk Townhomes
Cumulative Project Summary Table

Project Name	Location
Faaborg Lot Split and Rezone	955 Cedar Street
Templo Monte Sinai	855 Olive Street
Walnut Street	1512 Walnut Street
Garmo Major Use Permit	324 Maple Street
Souza Site Plan	254 Pine Street
Canyon Crest Apartments	1707 La Brea Street
Auto Auction	110 12th Street
Ramona Care Facility	1236 D Street
Day Site Plan	829 D Street
Progressive Properties	839 D Street
Dekoven Project	988 Laky Lane
Montecito Ranch	1080 Montecito Way
Ramona Air Center	2493 Montecito Road
"F" Street Subdivision	310 E Street
Paseo Village Townhomes	1713 Vermont Street
B&M Automotive	1850 Main Street
Ramona Longs Drugs	1750 Main Street
Sunrise Villas	1918 Kelly Avenue
Valley Park Condominiums	430 16th Street
Wood Tentative Parcel Map	854 Rancho Bullard Lane
Elliott Rezone	1815 H Street
Cumming Ranch	North of Highland Valley Road, South of Montecito Road, East of Highland Valley Road, West of Ramona Airport Road
Dye Road Tentative Parcel Map	3347 Dye Road
Zeigler Tentative Parcel Map	2126 Boundary Avenue
Immaculate Heart of Mary Catholic Community Church	1905 San Vicente Road
The Groves	2199 San Vicente Road
Alejandre Minor Use Permit	743 Donray Drive
Johnson Administrative Permit	1012 Creelman Lane
Agha Tentative Parcel Map	1219 9th Street
Meadow Builders	1455 Ashley Road